



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

Department Name: General Services  
Department No.: 063  
For Agenda Of: June 16, 2020  
Placement: Administrative  
Estimated Tme: N/A  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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**TO:** Board of Supervisors  
**FROM:** General Services  
          Janette D. Pell, Director (805-560-1011)  
          Contact Info: Patrick Zuroske, Assistant Director (805-568-3096)  
**SUBJECT:** **Award a Design-Build Contract for the New Cuyama Fire Station 27  
(formerly known as Fire Station 41), Project #8751; First Supervisorial  
District.**

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**County Counsel Concurrence**

As to form: Yes

Other Concurrence: **County Fire Dept.**

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors:

- a) Award, the attached design-build contract in the amount of \$6,437,668.30 to Anderson Burton, subject to the provisions of the documents and certifications as set forth in the plans and specifications applicable to the project and as required by California Law;
- b) Approve and authorize the Chair to execute the attached design-build contract in the amount of \$6,437,668.30 to Anderson Burton;
- c) Authorize the Director of General Services, or designee, to approve change orders in an amount not to exceed \$210,000.00 as authorized under California Public Contract Code Section 20142;

- d) Find that the project was determined by your Board to be exempt from the provisions of the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15302 on November 5, 2019, that a Notice of Exemption was filed on that basis, and that the above actions are within the scope of that Notice of Exemption.

**Summary Text:**

This item is on the agenda in order to award a design-build contract for the New Cuyama Fire Station 27 (formerly known as Fire Station 41) Project #8751. This project will deliver a new fully inclusive Fire Station #27, which replaces the Fire Department's existing antiquated fire station and apparatus bay, as well as its modular dormitory. The new 9,000 square foot facility will also include a 1,000 square foot Sheriff Substation and will meet "Essential Services" standards. The estimated total cost of the project including the demolition, construction, temporary housing, and all soft costs, is \$7,726,893, and is funded primarily by the Fire District Special Revenue Fund, with additional funding from the General Fund for the Sheriff Substation portion of the project.

In May of 2016, the Board approved the use of the design-build (DB) project delivery method. In November of 2019, the board authorized solicitation of proposals from shortlisted D-BEs. General Services in conjunction with Fire has completed the Request for Proposals (RFP) Phase and recommends award of a design-build contract to Anderson Burton. Construction is projected to be complete by March of 2022.

**Background:**

The proposed project will demolish the existing fire station and apparatus bay, remove an existing modular complex, and will replace it with a new fully inclusive fire station building which will house office space, an apparatus bay, and dormitory. The existing buildings are past their service life and inefficient in their use as a Fire Station facility.

The DB project delivery method enabled the County to set forth its performance criteria and solicit proposals from qualified D-BEs. Selection criteria were established which allow the County to select the team deemed to have presented the best value, not solely based on cost, and to award a single contract for completing the design, securing procedural and regulatory approvals, and constructing the turnkey facility.

DB project delivery is authorized by Public Contract Code Section 22162 for public works projects in excess of one million dollars (\$1,000,000). Public Contract Code Section 22164 requires agencies electing to use the DB project delivery method to utilize the following procurement process when selecting a contractor on a "best value" basis:

- Prepare a set of documents setting forth the scope and estimated price of the project, including elements such as size, type and desired design character (bridging documents).
- Prepare and issue a request for qualifications that includes the elements required by statute in order to prequalify the design-build entities whose proposals shall be evaluated for final selection. This is the Request for Statement of Qualifications (RSOQ) phase.

- Prepare a Request for Proposals (RFP) that includes all elements and selection criteria required by law and invites prequalified entities to submit competitively sealed proposals.
- Evaluate proposals using the criteria and selection procedures specifically identified in the RFP, including at minimum price, technical design and construction expertise, and life-cycle costs over 15 or more years.
- Award of the contract to the responsible D-BE whose proposal the County determines to offer the best value to the public.

On November 5, 2019, the board authorized solicitation of an RFP to shortlisted DB-Es. On January 29, 2020, General Services received responses to the RFP from two of the shortlisted DB-Es. After thorough consideration by the Qualification Evaluation Committee (QEC), Anderson Burton’s proposal was determined to offer the best value. Best value was determined by evaluation of objective criteria that relate to price, features, functions, life-cycle costs, experience, and past performance. QEC members individually scored objective criteria and Anderson Burton received a significantly higher score from all QEC members, compared to the other DB-E. Staff recommends that the Board award a design-build contract to Anderson Burton. The Contractor’s bid of \$6,437,668.30 is fourteen percent (14%) higher than the engineer’s estimate for this project, but determined to be within an acceptable range. The total project cost is estimated at \$7,726,893.00. Approval of the recommended actions will allow construction to commence, with a projected completion by March of 2022.

**Key Contract Risks:**

The County must be prepared to fully fund and commit to the project execution in a single step in contrast to traditional design-bid-build (DBB) which would allow a project to be reconsidered after the design and prior to construction.

**CEQA:**

Based on scope of replacing existing structures and facilities that comprise Fire Station 27 (formerly known as Fire Station 41), a categorical exemption was filed for the proposed project pursuant to State CEQA Guidelines Section 15302; accepted by the Board on November 5, 2019.

**Impacts:**

Budgeted: Yes

**Fiscal Analysis:**

<b><u>Funding Sources</u></b>	<b><u>Prior Funding</u></b>	<b><u>FY 2020-21 through FY 2021-22 Funding</u></b>	<b><u>Total One-Time Project Cost</u></b>
Fire District Special Revenue Fund	\$ 654,710.00	\$ 6,322,183.00	\$ 6,976,893.00
General Fund - Sheriff Substation	\$ -	\$ 750,000.00	\$ 750,000.00
<b>Total</b>	<b>\$ 654,710.00</b>	<b>\$ 7,072,183.00</b>	<b>\$ 7,726,893.00</b>

Narrative:

Projections indicate the total project costs to be in the range of \$7.7M, with \$6.5M funded in FY 2020-21 from the Fire District Special Revenue Fund and \$750K for the Sheriff Substation portion of the project, to be funded from the General Fund next fiscal year.

The Fire Department previously transferred \$654,710 to General Services Fund 0030, for this project. Approximately \$358,710 has been expended to-date and there is a remaining balance of \$296,000. The Fire Department has requested inclusion in an upcoming County debt financing package for the Station 27 project. If approved, the Fire Department will be reimbursed for the cost-to-date for the Station 27 project. If the debt financing is not approved the Fire Department agrees to transfer the balance of the remaining amount of \$6,322,183, to General Services Fund 0030. Funds for this project will be available in Fund No. 0030, Dept. No. 063, Account No. 8200, Program No. 1930, Project No. 8751.

**Staffing Impacts:**

<b><u>Legal Positions:</u></b>	<b><u>FTEs:</u></b>
0	0

**Special Instructions:**

Please send one (1) copy of the Minute Order, and (2) duplicate executed originals of the Design-Build Contract to Todd Morrison, GS Capital Projects, 912 W. Foster Rd., Santa Maria.

**Attachments:**

1. Original Design-Build Contract
2. CEQA Notice of Exemption

**Authored by:**

Todd Morrison, Project Manager